

# Mixed-Use Development on Doha Airport Road

## Client

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## Scope of Work

Conceptual design  
Preliminary design  
Detailed design  
Tender documents  
Construction supervision

## Location

Doha, Qatar

## Types of Activities

Architectural  
Civil  
Electrical  
HVAC  
Landscaping  
Communications and security systems  
Mechanical  
Structural

On a total plot area of 16,736 m<sup>2</sup>, the mixed-use development is designed to be a landmark on the Airport Road in Al-Najma area of Doha.

With a total built-up area of 110,000 m<sup>2</sup>, the development consists of the following:

- 3-floor basement: 750 parking spaces
- Podium (ground floor + mezzanine): retail shopping center over 12,000 m<sup>2</sup>
- Two buildings (7 floors each) atop the podium:
  - 1<sup>st</sup> building: 4-star hotel (207 keys) with a roof of

around 1,000 m<sup>2</sup> for leisure functions including a spa, pool deck, and gymnasium

- 2<sup>nd</sup> building: offices with a total built-up area of 32,000 m<sup>2</sup> (each floor is divided into 6 office spaces for rent)

The design covers all engineering requirements, including the parking ventilation & smoke evacuation systems; 12 MVA electrical substation; back-up generators; 2,500 TR chiller plant with cooling towers; and reverse osmosis plants for the polishing of treated sewage effluent & treatment of cooling towers' blowdown water.

